



44 KIPLING STREET | LONDON BRIDGE SE1 3RU

CENTRAL LONDON PUB WITH RESIDENTIAL DEVELOPMENT CONSENT IN LONDON BRIDGE

 Cyril
Leonard

EXECUTIVE SUMMARY



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Freehold mixed-use development with planning consent in a prime area of southwark.

The existing building comprises an A4 public house on ground and basement levels extending to 2,077 sq ft NIA and one residential apartment (1 * 4 bed) on the first floor (1,125 sq ft NSA) , totalling 3,202 sq ft GIA.

Multi-let to two tenants producing a total rent of £38,200 P.A.X with vacant possession achievable by November 2022.

Planning permission was granted in October 2021 for the construction of second and third-floor rear and roof extensions and conversion of the ground and first floor whilst extending the area of the public house.

The extension of the ground and basement levels for the A4 public house will comprise 1,722 sq ft GIA. The construction of the second and third-floor rear and roof extensions will comprise six flats (1 * 1 bed apartment, 5 * 2 bed) and extends to 4,499 sq ft NSA. The total consented scheme provides a total floor area of 6,221 sq ft.

Potential to add further development options subject to the usual consents which may be further improved now the vendor successfully taken possession of the adjoining land.

PROPOSAL

Offers are invited for the freehold interest, subject to contract & exclusive of VAT.

SOUTHWARK LOCATION

Southwark has become one of the most dynamic areas in London, well known for being a cultural hub whilst also having a thriving commercial market. It is celebrated for its great variety of international attractions such as the London Eye, Borough Market, Shakespeare's Globe and the most visited attraction in London, the Tate Modern.

The location has undergone significant regeneration over the last decade through considerable developments such as South Bank Central and more recently Borough Yards. The location has become one of the most competitive areas in the London office, retail and residential markets. Future developments look to drive the borough even further, such as the Elephant and Castle town centre regeneration.



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**KIPLING STREET
IS LOCATED IN
SOUTHWARK, ONE
OF LONDON'S
MOST DIVERSE
AND VIBRANT
DISTRICTS.**



The property is less than 0.5km by foot from London Bridge station providing access to National Rail, Thameslink and the tube network (Jubilee and Northern Lines)

Thameslink

National Rail





44 KIPLING STREET | LONDON BRIDGE

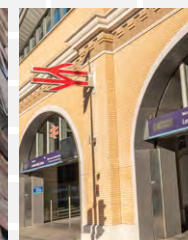
SOUTHWARK LONDON

Kipling Street's proximity to London Bridge and Borough Underground stations offers unrivalled communication links to Canary Wharf, West End and the City. London Bridge Station is one of the busiest transport hubs in Europe with approximately 50 million passengers a year. The underground operates the Jubilee and Northern Lines, also the station provides pedestrian access to the City of London.

London City Airport is only 7 miles away and is easily accessible via the Jubilee line, as well as Gatwick Airport being directly accessible via London Bridge Station services.

The area is also being served by many different bus routes, giving Kipling Street excellent connectivity to the rest of the City and key commuter suburbs.

The Thames Clipper transports approximately 10,000 passengers daily, with 23 stops from Putney to Woolwich.



KIPLING STREET SITUATION



THE SUBJECT PROPERTY IS SITUATED ALONG THE EASTERN SIDE OF KIPLING STREET, JUST SOUTH FROM ITS JUNCTION WITH SNOWFIELDS AND OPPOSITE PORLOCK STREET.

The property is situated on Kipling Street offering an abundance of amenities in the area, with Bermondsey Street, Borough High Street and Borough Market all in close proximity. It is one of London's most sought after locations.

There is a variety of green space in the area, the closest being Guy Street Park at less than 100 metres away.

RESTAURANTS

- 1 Bar Douro
- 2 Casa Do Frango
- 3 Padella
- 4 Arabica
- 5 Borough Market Kitchen
- 6 Casse-Coute
- 7 Maltby Street Market
- 8 Bermondse Larder
- 9 Pizarro
- 10 Flour and Grape
- 11 Belushi's

BARS AND PUBS

- 1 Anchor Bankside
- 2 The Rake
- 3 Mug House
- 4 Flat Iron Square
- 5 Guy's Bar
- 6 The Telephone Exchange
- 7 The Alexander Hay
- 8 El Vino London Bridge
- 9 The Woolpack
- 10 The Old School Yard
- 11 Nine Lives
- 12 The Brigade Bar

HOTELS

- 1 The Hoxton Hotel
- 2 Novotel London Bridge
- 3 London Bridge Hotel
- 4 Shangri-La
- 5 Hilton London Bridge Tower
- 6 Bermondsey Square Hotel
- 7 Native Bankside Hotel
- 8 Apex City of London Hotel

OFFICE BUILDINGS AND OCCUPIERS

- 1 More London Offices: PWC, Ernst & Young, EY Global, HG Capital
- 2 Shard Offices: Kraft Heinz, Sage Group, Robert Half
- 3 61 Southwark Street: CBRE, EMEA Head Office
- 4 The News Building: UK Head Office of News UK

DEVELOPMENTS

- 1 Edge Development
- 2 Liberty of Southwark Development
- 3 Newham's Yard Residential Development

PROPERTY
DESCRIPTION



DETACHED A4
PUBLIC HOUSE
WITH FOUR BED
FLAT ABOVE AND
BEER GARDEN



The property is a detached building which comprises an A4 public house at ground floor and basement level along with the beer garden. On the first floor above - is a large four-bedroom self-contained flat.

This site is bordered by four and five storey residential buildings to the north.

We have not undertaken a measured survey of the property but relied upon the measured floor areas provided by the Vendor as shown below:

	Sq M GIA	Sq Ft GIA
Public House (Ground and Basement)	193	2,077
First Floor Residential	104.5	1,125
Total	297.5	3,202.3

TENURE & TENANCIES

TENANCIES

The ground floor and basement of 44 Kipling Street is let to Smok'd - Britannia Limited on a one-year lease expiring on 2nd November 2022 at a passing rent of £19,000 p.a.x, equating to a low rent of £8.84 psf overall. There is a mutual rolling break clause with four months' notice required. The lease is outside the 1954 act.

The four-bed residential unit on the first floor is let to two tenants on an assured short-hold tenancy at a rent of £19,200 p.a.x. The agreement may be terminated by the Landlord or Tenant serving two months' notice.

The total rent is £38,200 p.a.x.

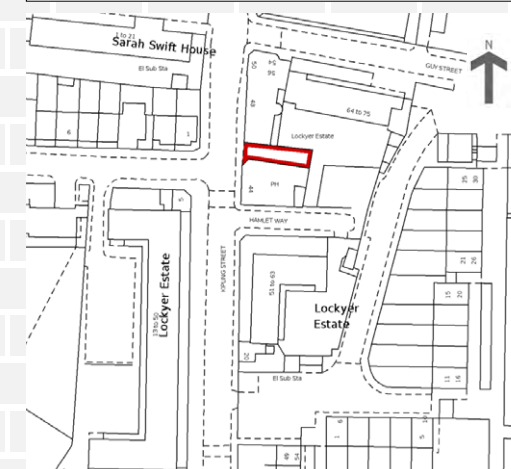


TENURE

The subject property is held freehold by way of 2 titles occupying a total of 0.056 acres in total.



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DEVELOPMENT DESCRIPTION



Planning consent was granted by the London Borough of Southwark on 13th October 2021 (21-AP-2222) for the construction of second and third floor-roof extensions and conversion of the ground and first-floor whilst extending the area of the public house.

This will create six residential units consisting of a large duplex one-bedroom flat and five two-bedroom flats with terrace access. In total this will achieve a residential Net Sales Area of 4,499 sq ft and a commercial unit of 1,722 sq ft GIA.

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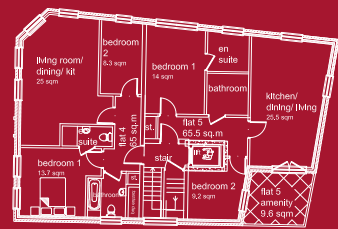
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**PLANNING CONSENT GRANTED FOR SIX RESIDENTIAL UNITS
WITH COMMERCIAL USE ON GROUND AND BASEMENT.**

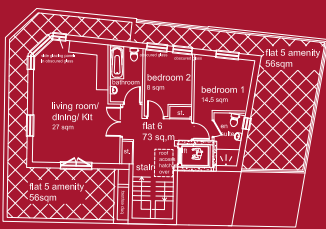


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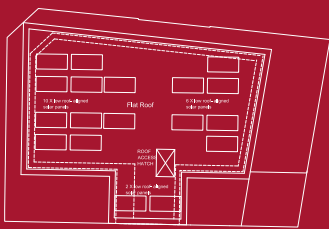
DEVELOPMENT DESCRIPTION



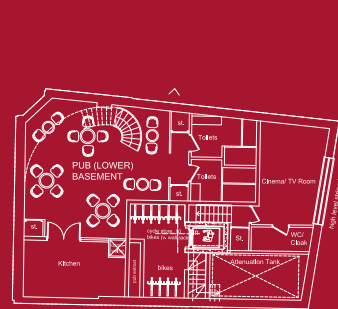
SECOND FLOOR
(2X 2 BED)



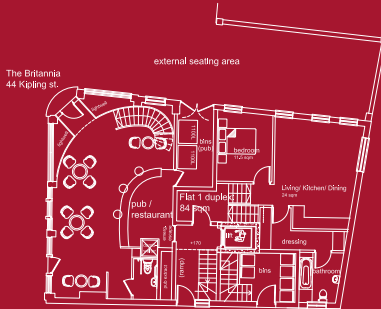
THIRD FLOOR
(1X 2 BED)



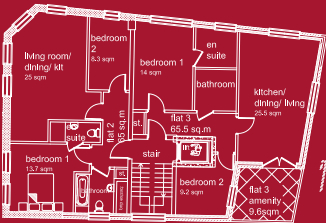
ROOF PLAN



BASEMENT
(RESTAURANT KITCHEN/SERVICES
RESIDENTIAL LOWER)



GROUND FLOOR
(PUB/RESTAURANT
RESIDENTIAL 1-2 BED)



FIRST FLOOR
(2X 2 BED)

FOR IDENTIFICATION PURPOSES ONLY

The proposed scheme will benefit from the following areas:

Residential	Sq M	Sq Ft
Mezzanine and basement studio	84	904
1st floor 2 beds	130.50	1,405
2nd floor 2 beds	130.50	1,405
3rd floor penthouse	73	785
Residential Sub-total (NSA)	418	4,499
Terrace Space	56	602
Commercial	Sq M	Sq ft
Ground	73	786
Basement	87	936
Commercial Sub-total	160	1,722
Total (excluding terrace space)	578	6,221
Total (including terrace space)	634	6,823

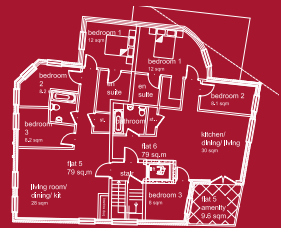


POTENTIAL NEW DEVELOPMENT SCHEME

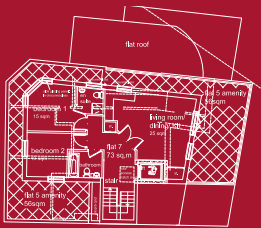
OUR CLIENT HAS ACQUIRED THE BEER GARDEN TO THE NORTH OF THE MAIN BUILDING.

This has enhanced the development potential of the property as seen in a new residential scheme, subject to planning, drawn up by the vendor's architects.

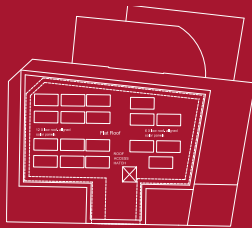
The architect's scheme adds significant development value through greater residential massing achievable, by extending the scheme into the current beer garden. This adds a further c.730 sq ft NSA to the scheme as demonstrated through the plans and elevations:-



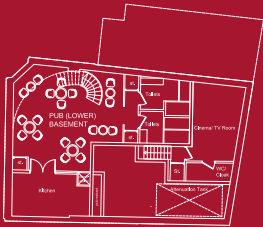
SECOND FLOOR
(2X 3 BED)



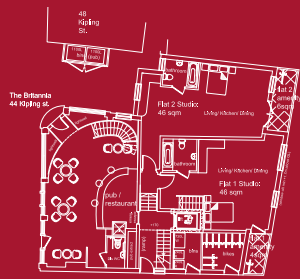
SECOND FLOOR
(2X 2 BED)



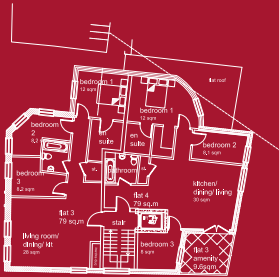
ROOF PLAN



BASEMENT
(RESTAURANT KITCHEN/SERVICES
RESIDENTIAL LOWER)



GROUND FLOOR
(PUB/RESTAURANT
RESIDENTIAL 1-2 BED)



FIRST FLOOR
(2X 3 BED)



PROPOSED
EAST ELEVATION



PROPOSED
NORTH ELEVATION



PROPOSED
WEST ELEVATION

LOCAL RESIDENTIAL MARKET

SOUTHWARK HAS CONTINUED TO BE ONE OF THE MOST DESIRABLE NEIGHBOURHOODS IN LONDON AND THIS HAS BEEN DEMONSTRATED BY THE SIGNIFICANT GROWTH AND VALUES THERE OVER THE LAST DECADE.

More recently London Bridge’s local residential market has shown to be resilient against recent downturns and residential developments such as Newham’s Yard are looking to be completed later this year with flats being pre-sold for a capital value of upwards of £1,100 psf. Berkeley Homes are showing confidence in the area with the proposed Bermondsey Place scheme.

Below are some comparable current two and three bed flats from the SE1 London Bridge area, showing current achievable prices for refurbished or new build flats.

Five key two bed comparables (Rightmove):

Address (SE1)	Status	Area (sq ft)	Price	Price per sq ft	Comments
Godwin House, One Tower Bridge	-	984	£1,250,000	£1,270	Gym facilities with proximity to London Bridge, 4th Floor
One Tower Bridge	Sold	991	£1,250,000	£1,261	Terrace access and facilities, further distance to London Bridge Station
Errington House, Brigade Court	Sold	818	£990,000	£1,210	New development, proximity to Borough Tube Station
Sawyer Street, Bridge Court	U/O	1,055	£1,245,000	£1,180	New Build: 2022 completion, Similar distance from London Bridge Station
Hilary Mews, Borough	U/O	1,300	£1,325,000	£1,020	Proximity to Borough Tube Station, Refurbished
Tanners Yard, 239 Long Lane	Sold	621	£630,000	£1,014	Fully refurbished, 500 metres from Kipling Street



LOCAL COMMERCIAL MARKET

The connectivity Southwark provides has driven the area to become a commercial hotspot, attracting a mix of occupiers from different sectors including tech, media, serviced offices and banking. It has become a HQ location for many corporations, including the News Building, which is the head office for News UK.

This strong occupational demand for the Southwark area has led it to become one of the fastest growing sub-markets. Future developments such as EDGE Development (completion 2025) will only encourage the growth of the commercial space.

A selection of local occupiers include: Omnicom, Ofcom, Financial Times, BLP Law, PWS, RBS, Ernst and Young, ITV, IPC Media, Zoopla.

Southwark also has a well-established retail sector with the likes of Hay's Galleria, Borough Market, Borough Yards and especially Borough Market reflecting London's global city status and Southwark reputation as a cultural hub.

Commercial comparables:

Lease Comparable	Use	Floor	Start Date	End Date	SF	Rent/SF	Build/Rnv
Hatcher Mews	Office	GRND	31-Dec-20	30-Dec-35	604	£57.53	Built 2002
Maltings Place	Office	GRND	01-Apr-20	31-Mar-21	482	£42.53	Rnv 2000
60 Bermondsey St	Office	GRND	28-Jul-18	27-Jul-19	850	£58.00	Built 2005
92 Bermondsey St	Retail	GRND	11-Mar-20	-	941	£37.19	1980
142 Bermondsey St	Retail	GRND	04-Aug-20	03-Aug-30	575	£51.60	-
Sale Comparable	Use	Floor	Sale Date	Sale Price	Unit SF	Price/SF	
197 Long Lane, Ground	Office	GRND	24-Jun-21	£4.1m	4,575	£896.17	-
20-22E Leather Market St, Ground	Office	GRND	15-Jul-20	£1.1m	1,621	£678.59	-
The Gladstone Arms	Retail/Bar	GRND	09-Jan-20	£1.255m	1,899	£660.87	-



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FURTHER INFORMATION



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VAT

The property has been elected for VAT and it is therefore intended that any transaction will be structured as a TOGC.

EPC

The property has an EPC rating of D. A copy is available on request.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide acceptable identification documents.

CONTACTS



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PROPOSAL

Offers are invited for the freehold interest, subject to contract & exclusive of VAT.

Misrepresentation Act

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